

REQUEST FOR COUNCIL ACTION

MEETING **10/1**DATE: 3-17-03

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-7
ITEM DESCRIPTION: General Development Plan #200 by Todd Ustby to be known as Viola Hills Subdivision. The Applicant is proposing to develop approximately 12 acres of land located west of Osjor Estates, east of Schaeffer Lane and north of Viola Road (CR 2) with single family homes and townhomes. The property is proposed to be served by a public road, with two cul-de-sacs. An Annexation petition for the entire property, and a Zoning District Amendment for a portion of this property are being considered concurrent with this petition.		PREPARED BY: Mitzi A. Baker, Senior Planner
<p>March 10, 2003</p> <p><u>City Planning and Zoning Commission Recommendation:</u></p> <p>The Planning and Zoning Commission held a public hearing on this item on February 26, 2003.</p> <p>Mr. Haeussinger moved to recommend approval of General Development Plan #200 by Todd Ustby to be known as Viola Hills Subdivision with the staff-recommended findings and conditions. Mr. Quinn seconded the motion. The motion carried 7-0. The commission recommended the following conditions/modifications:</p> <ol style="list-style-type: none"><i>1. The public road access at CR 2 will need to be re-aligned to intersect at right angles and to align with the Shannon Oaks access to the south. This intersection currently has substandard sight distance. Unless a temporary access is provided to Schaeffer Lane or other temporary access is approved by Olmsted County Public Works, development of this property will need to be concurrent with, or following, improvements to CR 2 to correct the substandard sight distance. At the time of development turn lanes will be required from CR 2.</i><i>2. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, contributions for public infrastructure, and ownership & maintenance of the proposed Private Lift Station.</i><i>3. This GDP narrative indicates that the Owner will request to participate in the City's Storm Water Management Plan (SWMP) in lieu of providing on-site storm water detention. On-site sedimentation detention control may be required, and a Storm Water Management fee will be applicable for the benefit of participation in the City's SWMP.</i><i>4. At the time of Platting: the private lift station shall be platted on a separate Outlot; execution of an Ownership and Maintenance Agreement will be required for the private lift station and forcemain sanitary sewer; dedication of controlled access will be required for the entire frontage of CR 2, with the exception of an approved public road access.</i><i>5. Pedestrian facilities are required along both sides of all new public roads, including the frontages abutting any publicly dedicated Outlots. In addition, a 10' wide bituminous path is required along the north side of CR 2/Viola Road.</i><i>6. Parkland dedication shall be met via cash in lieu of land per the January 17, 2003 memorandum from Rochester Park and Recreation.</i><i>7. Extension and connection of watermain must be provided per the requirements of RPU.</i>		
COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____		

Council Action Needed:

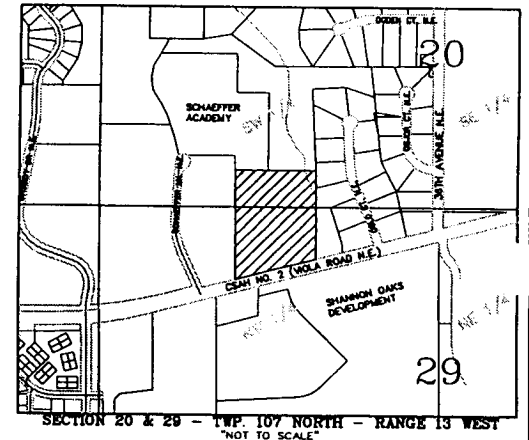
1. *If the Council wishes to approve the General Development Plan it should instruct the City Attorney to prepare a resolution, with findings, for Council approval.*

Distribution:

1. City Clerk
2. City Administrator
3. City Attorney
4. Planning Department File
5. Planning Department, GIS Division
6. GGG
7. Applicant: This item will be considered some time after 7:00 p.m. on Monday March 17, 2003 in the Council / Board Chambers in the Government Center at 151 4th Street SE.

GENERAL DEVELOPMENT PLAN VIOLA HILLS SUBDIVISION SECTION 20 & 29 HAVERHILL TOWNSHIP

VICINITY MAP



DEVELOPER
1000 LESTER
1211 ASHLEY LANE SW
ROCHESTER, MN 55902

OWNER
RAD HASRIN
3325 VIOLA ROAD NE
ROCHESTER, MN 55906

ENGINEER & SURVEYOR
GOD INC.
14075 HWY. 52 SE
CHAPEL HILL, MN 55623

SITE DATA SUMMARY
UPON APPROVAL WILL BE R-1
WILL BE APPLYING FOR A ZONE CHANGE FOR
OUTLOT "A" TO R-1X

STREET CLASSIFICATION
ALL STREETS WITHIN THE DEVELOPMENT
SHALL BE CLASSIFIED AS "LOCAL" STREETS

NOTES
EXISTING HOUSE AND GARAGE TO REMAIN
ALL OTHER BUILDINGS TO BE REMOVED

DENSITY
PROPOSED R-1 - 8.04 ACRES - 18 LOTS
UNITS PER ACRE - 0.54
PROPOSED R-1X - 2.31 ACRES - 10 LOTS
UNITS PER ACRE - 0.22

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	10.22'	72.00'
C2	24.32'	139.00'
C3	25.52'	203.00'
C4	39.54'	150.00'
C5	19.32'	225.00'
C6	92.01'	225.00'
C7	17.22'	225.00'
C8	13.92'	15.00'
C9	39.40'	50.00'
C10	48.00'	50.00'
C11	48.00'	50.00'
C12	48.00'	50.00'
C13	64.48'	50.00'
C14	13.62'	15.00'
C15	8.93'	175.00'
C16	91.05'	175.00'
C17	17.74'	200.00'
C18	13.62'	15.00'
C19	63.05'	50.00'
C20	48.00'	50.00'
C21	43.63'	50.00'
C22	43.63'	50.00'
C23	49.55'	50.00'
C24	13.62'	15.00'

LEGEND

- GUY WIRE
- ELECTRICAL BOX
- UTILITY POLE
- TELEPHONE BOX
- SANITARY MANHOLE
- STORM WATER MANHOLE
- WATER HYDRANT
- CONTOUR MAJOR
- CONTOUR MINOR
- OVERHEAD ELECTRIC
- WELL
- TREE EDGE
- DECIDUOUS TREE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER HYDRANT
- PROPOSED STORMWATER CATCHBASIN

GRAPHIC SCALE



LAND DESCRIPTION
That part of the Northwest Quarter of Section 28, Township 107 North, Range 13 West, Cass County, Minnesota, described as follows:
Commencing at the northeast corner of said Northwest Quarter, thence due West along the north line thereof 843.36 feet for a place of beginning; thence South 07°21' East 436.97 feet to the center of State Aid Road No. 2; thence Southwesterly along center of said road 646.06 feet; thence North 07°21' West 817.83 feet to the north line of said section; thence due East 627 feet to the place of beginning.

AND ALSO
That part of the Southwest Quarter of Section 20 in said Township and Range described as follows:
Commencing at the southeast corner of said Southwest Quarter, and running thence due West along the south line thereof a distance of 845.36 feet for a place of beginning; thence due West along said south line a distance of 827 feet; thence North 07°21' West a distance of 287.84 feet; thence due East a distance of 627 feet; thence South 07°21' East a distance of 287.84 feet to the place of beginning.
The above described parcel contains 11.87 acres, more or less.

JAN 15 2003

ROCHESTER OLMSTED
PLANNING DEPARTMENT

1000 LESTER
1211 ASHLEY LANE SW
ROCHESTER, MN 55902

GCC INC.

Engineering
Surveying
Planning
3325 VIOLA ROAD NE
ROCHESTER, MN 55906
3603 L. ST. N. 104th Ave. NE

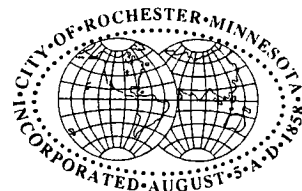
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ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted



DATE: February 26, 2003

TO: Rochester Planning and Zoning Commission

FROM: Mitzi A. Baker, Senior Planner *MAB*

RE: Viola Hills GDP # 200, Recommended Conditions

Please substitute the following recommended conditions for those that appear in the February 6, 2003 staff report for GDP #200.

1. *The public road access at CR 2 will need to be re-aligned to intersect at right angles and to align with the Shannon Oaks access to the south. This intersection currently has substandard sight distance. Unless a temporary access is provided to Schaeffer Lane or other temporary access is approved by Olmsted County Public Works, development of this property will need to be concurrent with, or following, improvements to CR 2 to correct the substandard sight distance. At the time of development turn lanes will be required from CR 2.*
2. *Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, contributions for public infrastructure, and ownership & maintenance of the proposed Private Lift Station.*
3. *This GDP narrative indicates that the Owner will request to participate in the City's Storm Water Management Plan (SWMP) in lieu of providing on-site storm water detention. On-site sedimentation detention control may be required, and a Storm Water Management fee will be applicable for the benefit of participation in the City's SWMP.*
4. *At the time of Platting: the private lift station shall be platted on a separate Outlot; execution of an Ownership and Maintenance Agreement will be required for the private lift station and forcemain sanitary sewer; dedication of*

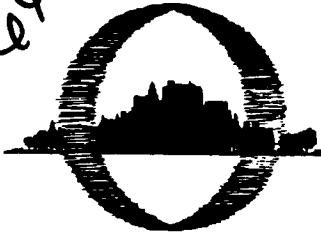


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controlled access will be required for the entire frontage of CR 2, with the exception of an approved public road access.

- 5. Pedestrian facilities are required along both sides of all new public roads, including the frontages abutting any publicly dedicated Outlots. In addition, a 10' wide bituminous path is required along the north side of CR 2/Viola Road.*
- 6. Parkland dedication shall be met via cash in lieu of land per the January 17, 2003 memorandum from Rochester Park and Recreation.*
- 7. Extension and connection of watermain must be provided per the requirements of RPU.*

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COUNTY OF

Olmsted



ROCHESTER-OLMSTED
PLANNING DEPARTMENT
2122 CAMPUS DR SE
ROCHESTER MN 55904-4744
ADMINISTRATION/PLANNING 507/285-8232
GIS/ADDRESSING/MAPPING 507/285-8232
HOUSING/HRA 507/285-8224
BUILDING CODE 507/285-8213
WELL/SEPTIC 507/285-8345
FAX 507/287-2275

TO: City Planning and Zoning Commission

FROM: Mitzi A. Baker, Senior Planner

DATE: February 6, 2003

RE: General Development Plan #200 by Todd Ustby to be known as Viola Hills Subdivision. The Applicant is proposing to develop approximately 12 acres of land located west of Osjor Estates, east of Schaeffer Lane and north of Viola Road (CR 2) with single family homes and townhomes. The property is proposed to be served by a public road, with two cul-de-sacs. An Annexation petition for the entire property, and a Zoning District Amendment for a portion of this property are being considered concurrent with this petition.

Planning Department Review:

Applicant/Owner: Todd Ustby
1211 Ashley Lane SW
Rochester, MN 55902

Consultants: GGG Engineering, Inc.
14070 Highway 52 SE
Chatfield, MN 55923

Size and Location: This GDP includes approximately 12 acres of land located along the north side of CR 2/Viola Road, west of Osjor Estates and east of Schaeffer Lane.

Existing Land Use: The site is presently undeveloped and has been the site of a farmstead.

Proposed Use: This GDP proposes to develop low density residential housing, which would include approximately 2.21 acres of the site for single family attached homes or townhomes. An application to zone 2.21 acres of this site R-1X (Mixed Single Family Extra) is being considered concurrent with this application. An annexation petition is also being considered



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simultaneously.

Land Use Plan:

The Rochester Urban Service Area Land Use Plan designates this property as suitable for "low density residential uses.

Zoning:

Upon annexation, most of the property will be zoned R-1 (Mixed Single Family Residential), and a portion will be zoned R-1X, if zone change petition #03-02 is approved by the City Council.

Streets:

This Plan proposes both private and public roadways. The public roadways include two cul-de-sac bulbs. A private road is proposed to serve the townhomes.

Sidewalks:

Sidewalk will be required on both sides of all new public roadways. In addition, a 10' wide bituminous path is required along CR 2/ Viola Road.

Drainage:

This site generally drains from south to north. On site detention is not planned at this time. The applicant is proposing to participate in the City's Storm Water Management Plan. Public Works has, however, stated that on-site sedimentation detention control may be required.

Detailed grading and drainage plans will be required when the property is platted or developed.

Wetlands:

According to the Soil Survey, no hydric soils exist on this property. The property owner is, however, responsible for identifying wetlands. Due to the location in the landscape, the property owner should examine the site for wetlands.

Public Utilities:

Utilities will be extended from their present ends. Sanitary sewer is in the southeast corner of the property. Gravity flow sanitary sewer is not available for this entire development. A private lift station is proposed to pump waste to CR 2/Viola Road and west toward the City. The lift station will need to be on a separate Outlot, when the property is platted.

Water is proposed to be extended from Providence Addition, to the west.

Parkland Dedication:

Parkland dedication requirements for this development need to be satisfied via cash in lieu of land.

Referral Comments:

1. Rochester Public Works
2. Rochester Park & Recreation
3. Olmsted County Public Works
4. RPU Water Division

5. Rochester Fire Department
6. Wetlands LGU

Report Attachments:

1. Proposed General Development Plan
2. Referral Comments

Staff Suggested Findings and Recommendation:

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the criteria for approval of a general development plan. Staff suggested findings are in ***bold italics*** print.

- Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

The Rochester Urban Service Area Land Use Plan identifies this property for "low density residential "uses. This GDP proposes a low density residential development. An annexation petition is being considered concurrent with this application. In addition, a petition to zone 2.21 acres of the site R-1X (Mixed Single Family Extra) district is being considered concurrently.

- Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

Proposed lot sized, and density appear consistent with the land use designation and should be compatible with existing and future use of adjacent lands.

The public road access at CR 2 may need to be re-aligned to intersect at right angles and to align with the Shannon Oaks access to the south. This intersection currently has substandard sight distance. Olmsted County Public Works plans to re-grade this segment of CR 2 in 2005. Development of this property will need to be concurrent with, or following, improvements to CR 2 to correct the substandard sight distance.

The adjacent parcel to the east has potential for future re-subdivision. In an effort to plan for long term development in the area, and to minimize access locations and provide increased intersection spacing along CR 2, this GDP should be revised to identify an access to the parcel to the east. This access could either be via a public road right-of-way or a permanent access easement recorded to provide ingress/egress to the adjacent parcel.

- Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

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This development includes both single family detached and single family attached homes.

The Rochester Urban Service Area Land Use Plan designates this property as appropriate for "low density residential" types of uses. Uses proposed on the property would be consistent with the current land use designation. The mix of housing would help further the policies and goals found in Chapters 2 and 3 of the Rochester Urban Service Area Land Use Plan, which encourage developing a range of densities and development styles. This development could also help to further goals and policies found within Chapter 3 of the Housing Plan to increase the supply of housing.

- Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

It does not appear as though this development is impacted by Official Street Maps. The Plan does recognize future improvements to CR 2/Viola Road and identifies the current and the proposed centerline, future bituminous path and additional right-of-way.

The public road access at CR 2 may need to be re-aligned to intersect at right angles and to align with the Shannon Oaks access to the south. This intersection currently has substandard sight distance. Olmsted County Public Works plans to re-grade this segment of CR 2 in 2005. Development of this property will need to be concurrent with, or following, improvements to CR 2 to correct the substandard sight distance.

- Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

The public road access at CR 2 may need to be re-aligned to intersect at right angles and to align with the Shannon Oaks access to the south. This intersection currently has substandard sight distance. Olmsted County Public Works plans to re-grade this segment of CR 2 in 2005. Development of this property will need to be concurrent with, or following, improvements to CR 2 to correct the substandard sight distance.

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

Utilities will be extended from their present ends. Sanitary sewer is in the southeast corner of the property. Gravity flow sanitary sewer is not available for this entire development. A private lift station is proposed to pump waste to CR 2/Viola Road and west toward the City. The lift station will need to be on a separate Outlot, when the property is platted.

Water is proposed to be extended from Providence Addition, to the west.

This site generally drains from south to north. On site detention is not planned at this time. The applicant is proposing to participate in the City's Storm Water Management Plan. Public Works has, however, stated that on-site sedimentation detention control may be required.

Detailed grading and drainage plans will be required when the property is platted or developed.

At the time of platting, controlled access will be required along the entire frontage of CR 2/Viola Road.

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

Sidewalk will be required on both sides of all new public roadways. In addition, a 10' wide bituminous path is required along CR 2/ Viola Road.

Parkland dedication for this development will need to be met via cash in lieu of land.

Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

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This site generally drains from south to north. On site detention is not planned at this time. The applicant is proposing to participate in the City's Storm Water Management Plan. Public Works has, however, stated that on-site sedimentation detention control may be required.

- Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

The Rochester Urban Service Area Land Use Plan identifies this property for "low density residential "uses. This GDP proposes a low density residential development. An annexation petition is being considered concurrent with this application. In addition, a petition to zone 2.21 acres of the site R-1X (Mixed Single Family Extra) district is being considered concurrently.

In general, the lot, block and street layout for the development and the proposed density are consistent with the Ordinance. Specific site plans will be reviewed at a later date for the proposed townhomes, at which time compliance with zoning standards will be checked. The public road access at CR 2 may need to be re-aligned to intersect at right angles and to align with the Shannon Oaks access to the south. Additionally, turn lanes will be required at this access, from CR 2. This intersection currently has substandard sight distance. Olmsted County Public Works plans to re-grade this segment of CR 2 in 2005. Development of this property will need to be concurrent with, or following, improvements to CR 2 to correct the substandard sight distance.

The adjacent parcel to the east has potential for future re-subdivision. In an effort to plan for long term development in the area, and to minimize access locations and provide increased intersection spacing along CR 2, this GDP should be revised to identify an access to the parcel to the east. This access could either be via a public road right-of-way or a permanent access easement recorded to provide ingress/egress to the adjacent parcel.

Recommendation:

Staff recommends approval subject to the following conditions and/or modifications:

- 1. This GDP shall be revised to identify an access to the parcel to the east. This access could either be via a public road right-of-way or a permanent access easement recorded to provide ingress/egress to the adjacent parcel.**
- 2. The public road access at CR 2 will need to be re-aligned to intersect at right angles and to align with the Shannon Oaks access to the south. This intersection currently has substandard sight distance. Development of this property will need to be concurrent with, or following, improvements to CR 2 to correct the**

substandard sight distance. At the time of development turn lanes will be required from CR 2.

- 3. Prior to Final Plat submittal, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to; substandard street reconstruction charges and Transportation Improvement District charges, stormwater management, park dedication, pedestrian facilities, right-of-way dedication, dedication of controlled access, access and extension of utilities for adjacent properties, phasing of development and contributions for public infrastructure.*
- 4. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, contributions for public infrastructure, and ownership & maintenance of the proposed Private Lift Station.*
- 5. This GDP narrative indicates that the Owner will request to participate in the City's Storm Water Management Plan (SWMP) in lieu of providing on-site storm water detention. On-site sedimentation detention control may be required, and a Storm Water Management fee will be applicable for the benefit of participation in the City's SWMP.*
- 6. At the time of Platting: the private lift station shall be platted on a separate Outlot; execution of an Ownership and Maintenance Agreement will be required for the private lift station and forcemain sanitary sewer; dedication of controlled access will be required for the entire frontage of CR 2, with the exception of an approved public road access.*
- 7. Pedestrian facilities are required along both sides of all new public roads, including the frontages abutting any publicly dedicated Outlots. In addition, a 10' wide bituminous path is required along the north side of CR 2/Viola Road.*
- 8. Parkland dedication shall be met via cash in lieu of land per the January 17, 2003 memorandum from Rochester Park and Recreation.*
- 9. Extension and connection of watermain must be provided per the requirements of RPU.*

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GGG Inc.

Engineering Surveying & Planning

14070 Hwy 52 SE Chatfield, MN 55923

Phone: 507-867-1666

Fax: 507-867-1665

January 15, 2003

Rochester/Olmsted Planning & Zoning
2122 Campus Dr. SE
Rochester, MN 55904

Re: Written Summary Addressing the General Development Plan for Viola Hills Subdivision

Dear Planning & Zoning Department:

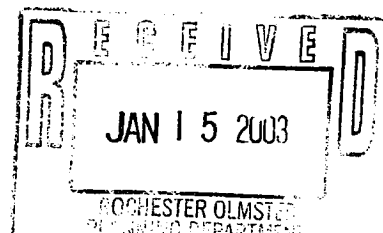
We are representing the property to be known as Viola Hills Subdivision. This is a summary of the topographic, drainage, and utility conditions for the site at this time.

- a) The soils consist of a silt loam with moderate to steep slopes (see attached soil map). We intend on cutting down the tops of the knobs on the property which will make for suitable walkout lots on the cul-de-sac without having to place fill material on the existing sideslopes. This will help minimize the area that will be disturbed and also maintain the integrity of the existing soils.
There is one area in the approximate location of the drainage channel across Lots 2 and 3 that may be a small wetland. This will be further examined when soil borings can be taken and vegetation types determined. If needed, a wetland delineation will be turned into the proper governmental units at that time.
- b) Drainage and storm water should not be a problem for this site. All of the property provides plenty of relief for stormwater flows. However, due to the many directions that the stormwater can flow without reaching a common point, collection in a stormwater pond does not look feasible.
- c) There are currently two drainage ditches running across this property. Additional stormwater flows will make their way into these ditches with further development in this region. We will be working with the City and adjoining properties to ensure the downstream properties aren't adversely affected by this and other developments in the area.
- d) Utilities to serve this site are relatively close. There is a water tower directly across the road and sanitary sewer is in the intersection of Schaeffer Lane, approximately 300 feet to the west. A preliminary water layout has been worked out with RPU and can be adjusted as needed. The sanitary sewer in this development will need to include a lift station. The exact location of this lift station, its connection point, and the answer to whether it will be private or public will be worked out at a later date.
- e) This site and adjacent properties can be protected during the grading of the lots with common erosion control methods that will ensure proper soil stabilization and re-vegetation.
- f) This project will be graded, utilities installed, and roadways constructed in one construction phase.

Sincerely,



Mark R. Welch



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PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.285.8231

January 27, 2003

Jennifer Garness
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the General Development Plan #200 and has the following comments:

- ***Olmsted County access permit will be required for review and Comment.***
- ***Access shall be opposite access on south side of CSAH 2.***
- ***Turn lanes will be requested at this access.***

Sincerely,

Michael Sheehan
County Engineer

MTS:ss



T:\PWDATA\ENGINDOC\PLANZONE.DOC

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 1/31/03

The Department of Public Works has reviewed the application for General Development Plan #200 for the proposed Viola Hills Subdivision. The following are Public Works comments on this request:

1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, contributions for public infrastructure, and ownership & maintenance of the proposed Private Lift Station.
2. Grading & Drainage Plan approval is required prior to development. The GDP narrative indicated that the Owner is requesting to participate in the City's Storm Water Management Plan (SWMP) in lieu of providing on-site storm water detention. On-site sedimentation detention control may be required, and a Storm Water Management fee will be applicable for the benefit of participation in the City's SWMP.
3. The proposed lift station shall be platted on a separate Outlot.
4. Execution of an Ownership & Maintenance Agreement will be required for the private lift station & forcemain sanitary sewer.
5. Pedestrian facilities are required at the Owner's expense along both sides of all new public roads within this development. In addition, the Owner is obligated for providing a 10 foot wide bituminous pedestrian path along the entire frontage of CSAH 2 (Viola Rd NE).
6. Dedication of controlled access will be required through the platting process for the entire frontage of CSAH 2 (Viola Rd NE), with the exception of the proposed public road access.
7. Execution of a City-Owner Contract will be required prior to construction of any public infrastructure to serve this property.
8. The proposed public roadway shall intersect Viola rd NE at a 90 degree angle and line up with the access for Shannon Oaks.

Charges/fees applicable to the development of this property will be addressed in the Development Agreement and will include (rates below are current through 7/31/03):

- ❖ Water Availability Charge @ \$1790.25 per developable acre
- ❖ Sewer Availability Charge (SAC) @ \$1790.25 per developable acre.
- ❖ Storm Water Management - TBD

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ROCHESTER PARK AND RECREATION DEPARTMENT

MEMORANDUM

DATE: January 17, 2003

TO: Jennifer Garness
Planning

SUBJECT: Viola Hills General Development Plan #200

Parkland dedication for the development should be in the form of cash in lieu of land.



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January 28, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: General Development Plan #200 by Todd Ustby to be known as Viola Hills Subdivision.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. This area is within the North East High Level Water System Area, which is currently available approximately 300' west at the intersection of Schaeffer Lane and Viola Road NE where there is a Viola Road crossing. It will also be available in the future at the NW plat corner from a planned Schaeffer Academy extension.
2. Static water pressures within this area will range from the mid 40's to upper 50's PSI depending on final grades.
3. The water main in the westerly cul-de-sac street must be extended to the NW plat corner for the planned future loop through Schaeffer Academy property mentioned in item #1 and water service must be extended to adjacent properties per our requirements.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
Gale Mount, Building & Safety
GGG Engineering
Todd Ustby

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The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: January 30, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher
Fire Protection Specialist

SUBJ: General Development Plan #200
Viola Hills Subdivision

With regard to the above noted project plan, the fire department has the following requirements:

1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 - Cul-de-sacs less than 96 feet in diameter shall be marked "No Parking" along the cul-de-sac. The cul-de-sac associated with this plan is indicated as less than 96 feet and therefore shall be marked "No Parking".
 - Streets less than 36 feet in width shall be posted "No Parking" along one side of the street. Streets less than 28 feet in width shall be posted "No Parking" along both sides of the street. The streets associated with this plan are indicated as less than 28 feet and will require "No Parking" along both sides of the street
3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.

c: Donn Richardson, RPU, Water Division
GGG Engineering
Todd Ustby

WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: Zoning District Amendment #03-02 - Todd Ustby

- ☒ No hydric soils exist on the site based on the Soil Survey
- ☐ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☒ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☐ Other or Explanation:

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GGG Inc.

14070 Hwy 52 SE Chatfield, MN 55923
Phone: 507-867-1666
Fax: 507-867-1665

February 8, 2003

Planning Staff
Olmsted County Planning & Zoning
2122 Campus Drive SE
Rochester, MN 55904

Re: Viola Hills Subdivision

Dear Planning Staff,

We recently received the staff recommendations for Viola Hills Subdivision. I would like to work out two items before we get to the meeting on Wednesday.

Item #1:

Request to provide access to the east for future subdivision via public road right of way or a permanent access easement.

This is a request that we feel don't feel falls under the responsibilities of the developer. A closer look at the property to the east may explain our position: *(Attached is a drawing showing the property with contours to show the house and grades around the property.)* The parcel to the east contains approximately 1.45 acres of property outside the CR#2 right of way. There is currently one house (in very good condition) on the property. The back of this house is approximately in line with the extension of lots 2 and 3 on our general development plan. If you create a lot line 25 feet behind the house (minimum setback), half of the property goes to the existing house. The natural grade of the land behind this house drops at a 10% to 12% grade to the north property line.

The parcel just isn't large enough or flat enough to develop as it sits. If we were required to provide access, the most lots that could be created would be three and that would be at great cost and totally ruin the value of the existing house. Additionally, the property falls off substantially so that it could not be sewered without a lift station itself. The lots created probably wouldn't cover the costs of the necessary improvements and definitely would be well below the value of the lots in Osjor Estates, Shannon Oaks or Viola Hills Subdivision. If this request is being made to remove the existing driveway onto CR#2, then additional right of way needs to be purchased for the reconstruction of CR#2 and a driveway constructed fronting the right of way. This scenario would not be relative to our general development plan but we would work with the parties involved should this be needed. Please review your request and substantiate the need to supply an access for the adjoining property to the east.

Item #2:

Request that development of the property be concurrent with, and/or following improvements to CR#2 to correct substandard sight distance.

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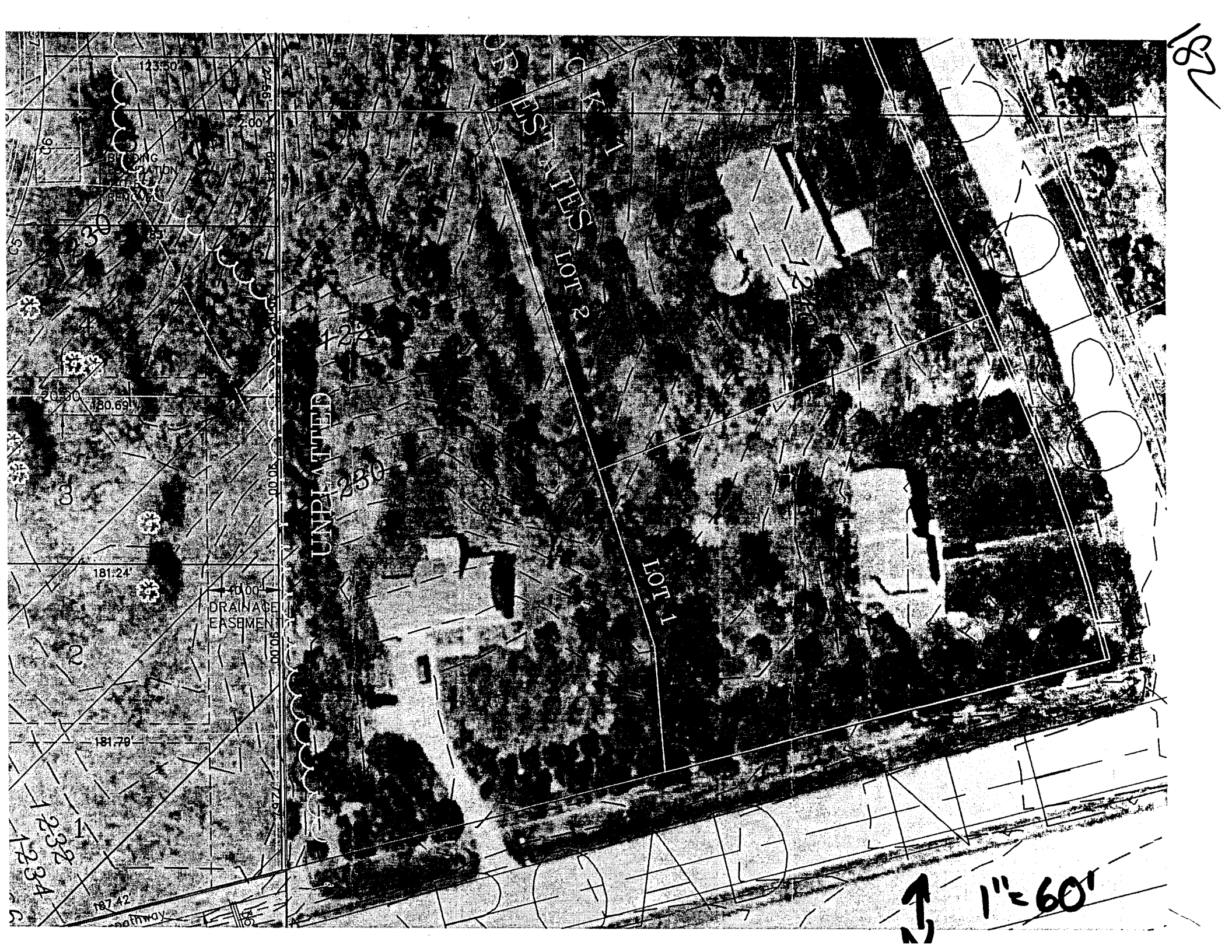
We would like to propose a temporary access at the southwest corner of the property. This would alleviate any current sight distance concerns and allow development prior to the County's reconstruction project. This could also provide a secondary access during the reconstruction of CR#2. If at all possible, we would like to explore the option of participating with the county in the improvements to CR#2 and construction of the bike path and turning lane. This could help lower the costs of construction for all parties and provide a better finished product. Participating with the county in the construction costs is an item that can be worked out during approval of construction plans and the development agreement. Our concern is that if CR#2 does not get construction in 2005, we would be pushed off until the road is reconstructed. We do not wish to be put in a position to have wait indefinitely.

Sincerely,



Mark R. Welch

CC: Todd Ustby – developer
Rad Nasrin – owner



123.50'

27.58'

22.00'

123.50'

27.58'

22.00'

123.50'

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27.58'

22.00'

123.50'

27.58'

22.00'

123.50'

DRAINAGE EASEMENT

181.24'

181.79'

123.50'

123.50'

187.42'

ESTIMATES LOT 2

LOT 1

↑

1" = 60'

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3688 Valley Ridge Ct NE
Rochester, MN 55906

tony@tcpamn.org

February 11, 2003

RE: Annexation Petition #03-01 by Rad Nasrin

Theresa Fogarty, Planner
Rochester-Olmsted Planning Department
2122 Campus Drive SE,
Suite 100
Rochester, MN 55904

Haverhill Township has reviewed the Annexation Petition # 03-01 and the General development plan and has the following concerns which must be addressed before approval:

- Haverhill Township is experiencing severe water storm erosion in the watershed area north of this property caused by all the additional development in Section 19 and 20. There are no provisions for storm water control in the General Development Plan of this property. I do not believe that this plan meets the requirements for storm water control.
- The site distance for the access road is unsafe on Viola Road. Shannon Oaks had the same problem and they were required to put in a temporary entrance.

We oppose the annexation until these concerns are addressed.

Tony Ebert
Haverhill Township

Mr. Staver moved to recommend approval of Annexation #03-04. Ms. Petersson seconded the motion. The motion carried 7-0.

Annexation Petition #03-05 by West 19 Development, LLC to annex approximately 56.44 acres of land located north of the Dakota Minnesota & Eastern Railroad along US Highway 14 West and east of 50th Avenue NW. The property is located in a part of the NW ¼ of Section 29 of Cascade Township.

Mr. Burke moved to recommend approval of Annexation Petition #03-05 by West 19 Development, LLC. Ms. Petersson seconded the motion. The motion carried 7-0.

CONTINUED ITEMS:

Ms. Wiener asked if the Commission could hear all three continued items simultaneously.

Mr. Svenby responded yes.

Annexation Petition #03-01 by Rad Nasrin to annex approximately 12 acres of land located north of Viola Road (CR 2), west of Osjor Estates and east of Schaeffer Lane NE. A General Development Plan for the entire property, and a Zoning District Amendment for a portion of the property are being considered concurrent with this application.

AND

Zoning District Amendment #03-02 by Todd Ustby to zone approximately 2.21 acres R-1X (Mixed Single Family Extra) upon annexation to the City of Rochester. An Annexation petition and General Development Plan are being considered concurrent with this petition.

AND

* General Development Plan #200 by Todd Ustby to be known as Viola Hills Subdivision. The Applicant is proposing to develop approximately 12 acres of land located west of Osjor Estates, east of Schaeffer Lane and north of Viola Road (CR 2) with single family homes and townhomes. The property is proposed to be served by a public road, with two cul-de-sacs. An Annexation petition for the entire property, and a Zoning District Amendment for a portion of this property are being considered concurrent with this petition.

Mr. Brent Svenby presented the staff reports, dated January 30, 2003 and February 6, 2003, to the Commission. The staff reports are on file at the Rochester-Olmsted Planning Department.

Mr. Svenby explained that the items were continued at the last meeting due to the proposed access location to Viola Road NE. He stated that there was not good sight distance. At this point, the County has it in the CIP to regrade Viola Road NE in 2005. The applicant's consultant has been working with the County engineer in obtaining a temporary access to the property. He showed where it was located (westerly portion of site).

Mr. Svenby explained that Ms. Baker revised the staff recommended conditions for the general development plan and asked that the Commission act on the revised conditions that were handed out to them.

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Ms. Rivas asked why there needed to be sidewalks on both sides, due to the roadway being short.

Mr. Svenby explained that the Ordinance requires that sidewalks be located on both sides of the street.

The applicant's representative, Mark Welch of GGG Engineering (14070 Highway 52 SE, Chatfield MN 55923), addressed the Commission. He stated that the applicant was in agreement with the revised staff-recommended conditions. He explained that there would be a sedimentation pond on site.

Ms. Kathleen Tarara, of 3516 Ogden Court NE, Rochester MN, addressed the Commission. She asked where the sedimentation pond would be located.

Mr. Welch showed where the existing watersheds were located. He showed the location of the pond at the end between the two bulbs.

Mr. Tony Ebert, Haverhill Township Chair, addressed the Commission. He expressed concern about stormwater management in the area. He explained the current erosion problems that exist. He indicated that Shannon Oaks was currently having problems controlling their stormwater management. He wanted the Commission to make sure that the proposed development could handle their water and the water from Shannon Oaks.

With no one else wishing to be heard, Ms. Wiesner closed the public hearing.

Mr. Svenby noted that the Commission should note in their motion that it be consistent with the zoning district amendment for 2.21 acres to be zoned R-1x.

Mr. Haeussinger moved to recommend approval of Annexation Petition #03-01 by Rad Nasrin, with the notion that 2.21 acres be consistent with Zoning District Amendment #03-02. Mr. Staver seconded the motion. The motion carried 7-0.

Mr. Haeussinger moved to recommend approval of Zoning District Amendment #03-02 by Todd Ustby with the staff-recommended findings. Mr. Staver seconded the motion. The motion carried 7-0.

Mr. Haeussinger moved to recommend approval of General Development Plan #200 by Todd Ustby to be known as Viola Hills Subdivision with the staff-recommended findings and conditions. Mr. Quinn seconded the motion. The motion carried 7-0.

CONDITIONS:

- 1. The public road access at CR 2 will need to be re-aligned to intersect at right angles and to align with the Shannon Oaks access to the south. This intersection currently has substandard sight distance. Unless a temporary access is provided to Schaeffer Lane or other temporary access is approved by Olmsted County Public Works, development of this property will need to be concurrent with, or following, improvements to CR 2 to correct the substandard sight distance. At the time of development turn lanes will be required from CR 2.**

2. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, contributions for public infrastructure, and ownership & maintenance of the proposed Private Lift Station.
3. This GDP narrative indicates that the Owner will request to participate in the City's Storm Water Management Plan (SWMP) in lieu of providing on-site storm water detention. On-site sedimentation detention control may be required, and a Storm Water Management fee will be applicable for the benefit of participation in the City's SWMP.
4. At the time of Platting: the private lift station shall be platted on a separate Outlot; execution of an Ownership and Maintenance Agreement will be required for the private lift station and forcemain sanitary sewer; dedication of controlled access will be required for the entire frontage of CR 2, with the exception of an approved public road access.
5. Pedestrian facilities are required along both sides of all new public roads, including the frontages abutting any publicly dedicated Outlots. In addition, a 10' wide bituminous path is required along the north side of CR 2/Viola Road.
6. Parkland dedication shall be met via cash in lieu of land per the January 17, 2003 memorandum from Rochester Park and Recreation.
7. Extension and connection of watermain must be provided per the requirements of RPU.

PUBLIC HEARINGS:

General Development Plan #194 and Zoning District Amendment #02-14, by Chris Adamson/Truckin America. The applicant is proposing to re-zone Lot 1, Block 3 Pennington Business Park Sixth from B-1 to B-4 to permit additional outdoor display and sales. The property proposed for re-zoning is directly south of the existing Truckin America business along the east frontage road of TH 52, between 55th St. NW and 41st St. NW.

Mr. Brent Svenby presented the staff reports, dated February 20, 2003, to the Commission. The staff reports are on file at the Rochester-Olmsted Planning Department.

Mr. Svenby stated that a neighborhood meeting was held. However, no one from the public attended the meeting.

Discussion ensued regarding where Pennington Drive would lead.

The applicant's representative, Wade DuMond of Yaggy Colby Associates (717 Third Avenue SE, Rochester MN), addressed the Commission. He explained that there was a drainage easement across the entire property, which limited them of what they could do with the property.